

1 **BEFORE THE HEARING EXAMINER FOR THE CITY OF REDMOND**

2  
3  
4 **IN THE MATTER OF APPLICATION OF )**  
5 **COSMOS DEVELOPMENT FOR A )**  
6 **PRELIMINARY PLAT AND MASTER )**  
7 **PLANNED RESIDENTIAL )**  
8 **DEVELOPMENT )**  
9

**FILE NO: MPRD 98-001, PPL 96-006**  
**RECOMMENDATION AND DECISION**

10  
11 **DECISION**

12 The application of Oscar Del Moro and Cosmos Development and Administration Corp. for  
13 approval of the preliminary plat of Redmond 74 is **APPROVED**, subject to conditions and  
14 subject to City Council approval of the Master Planned Residential Development for the  
15 subdivision.

16  
17 **RECOMMENDATION**

18 The Hearing Examiner recommends that the City Council **APPROVE** a Master Planned  
19 Residential Development (MPRD) for Redmond 74.

20  
21 **INTRODUCTION**

22 The application of Oscar Del Moro and Cosmos Development and Administration (Applicant)  
23 for approval of a preliminary plat and Master Planned Residential Development came on for  
24 hearing before Gordon F. Crandall, Hearing Examiner on May 12, 2003 at 7:00PM. Applicant  
25 was represented by Allison Moss, of Dearborn and Moss. Steven Fischer, Senior Planner,  
26 presented the Technical Committee report. Testifying under oath were:

27  
28 Steven Fischer, Senior Planner

29 Alison Moss, attorney for applicant

30 Oscar Del Moro, applicant

Marni Heffron, P.E. Heffron Transportation, Inc.

1 Ann Olsen, landscape architect  
2 Dale Herter, wildlife biologist  
3 Mary Schubert-Schultz, Eastlake Washington Audubon Society  
4 Judith R. Simpson, 10655 Red-Wood Road NE, Redmond  
5 Denise Bassett 10549 157<sup>th</sup> Avenue NE, Redmond  
6 John Macartney, 15309 NE 108<sup>th</sup> Place, Redmond  
7 Rob Crittenden, Traffic Engineer, City of Redmond  
8

9 The following exhibits were offered and admitted:

10 Exhibit A: Technical Committee Report dated 5/12/03 with Attachments  
11 Exhibit B: Staff Amendments to the Tech Report dated 5/12/03  
12 Exhibit C: Staff PowerPoint Presentation  
13 Exhibit D: Public Notice Seattle Times, dated 4/28/03  
14 Exhibit E: Updated Tree Evaluation and Tree Retention Plan, 4/30, 2003 from Urban  
15 Forestry Services, Inc.  
16 Exhibit F: Letter from Tim McGruder, East Lake Audubon Society, dated 5/12/03  
17 Exhibit G: Email to Steven Fischer from Judith Simpson, dated 5/9/03  
18 Exhibit H: Email to Steven Fischer from Judith Simpson, dated 5/12/03  
19 Exhibit I: Letter from Sharon & Dalen Abraham, dated 5/12/03  
20 Exhibit J: Staff Memorandum on Final Design Review Board Recommendations,  
21 dated 5/12/03  
22 Exhibit K: Staff's Proposed Addition to Amended Technical Committee Report-  
23 Horizontal Curve Standards  
24 Exhibit L: Revised Open Space Calculations from Peterson Consulting dated 4/25/03  
25 Exhibit M: Applicant's Replacement for Section III, Pages 13-16, Modifications to  
26 City Standards, dated 5/7/03  
27 Exhibit N: Revised Arborist Report, Urban Forestry Services, Inc., dated 5/12/03  
28 Exhibit O: Summary of Landmark Tree Removal  
29 Exhibit P: Letter from Ken Berg, Manager of Western Washington Fish & Wildlife  
30 to USDI Colonel Ralph Graves re: Bull Trout  
Exhibit Q: Applicant's requested Amendments to Technical Committee Report

1 Exhibit R: Colored and Reduced to Legal Size Zoning District Map  
2 Exhibit S: Colored and Reduced to Legal Size Open Spaces Map  
3 Exhibit T: Letter from Cosmos to Cari Hornbein, City Planner dated 5/13/97  
4 Exhibit U: Letter from Cari Hornbein, City Planner to Cosmos dated 4/29/97  
5 Exhibit V1-3: Final Design Review Submittals dated 4/18/03, 5/12/03, 5/5/00  
6 Exhibit W: Site Plan of 160<sup>th</sup> Depicting Impact of 20' Dedication, (Section A-A)  
7 Exhibit X1-8: 1. Letter from Corp of Engineers to Cosmos dated 3/16/98  
8 2. Letter from Triad Assoc. to Steven Fischer dated 4/14/00  
9 3. Letter from Triad Assoc. to Steven Fischer dated 4/20/00  
10 4. Pre-Application Conference Notes dated 4/14/00  
11 5. Driscoll Architects Submittal of Plans for Technical Committee Review  
12 dated 4/14/00  
13 6. Preliminary Site Plan and Road Sections from Triad Assoc. dated  
14 4/14/00  
15 7. Applicant Responses to City's Determination of Incomplete Application  
16 dated 4/18/96  
17 8. City of Redmond's Determination of Complete Application & Request  
18 for Additional Information dated 4/18/02  
19 Exhibit Y1-2: Reduced Site Plan for Potential Utility Easement through Site and Buffer  
20 Exhibit Z: Reduced Site Plan for Proposed 160<sup>th</sup> Road Sections  
21 Exhibit AA: Curriculum Vitae for Marni Heffron, PE., Heffron Transportation  
22 Exhibit BB: Traffic Impact Analysis from Heffron Transportation dated 10/11/96  
23 Exhibit CC: Memorandum of Trip Generation Estimates from Heffron Transportation  
24 dated 3/10/98  
25 Exhibit DD1-4:  
26 1. Summary of Transportation Measures  
27 2. Site Plan of Red-Wood Road Channelization  
28 3. Memorandum from Heffron Transportation re: Impact of May 2003  
29 Traffic Impact Analysis dated 5/9/03  
30 4. Table TR-5 from the Redmond Comprehensive Plan page 124

1 Exhibit EE: Curriculum Vitae from Ann Olsen, Talasaea Consultants  
2 Exhibit FF: Wetland Mitigation Report from Talasaea, dated 1/25/02  
3 Exhibit GG: Curriculum Vitae from Dale R. Herter, M.S. Wildlife Biologist  
4 Exhibit HH: Letter from Raedeke Assoc. to Cosmos re: Red-Tailed Hawk Status, dated  
5 4/30/03  
6 Exhibit II: Letter from Raedeke Assoc. to Cosmos re: Phasing Plan, dated 5/12/03  
7

8 The hearing adjourned at 10:00 PM, and was continued to May 21, 2003 at 10:00 AM to enable  
9 the City to consider applicant's request for amendments to the conditions. On that date, applicant  
10 and the City advised the Hearing Examiner that all points in dispute had been resolved. Exhibit  
11 JJ was submitted, which contained the agreed conditions of approval on all points in dispute. The  
12 hearing was then adjourned.  
13

14 From the foregoing the Hearing Examiner makes these:  
15

### 16 **FINDINGS OF FACT**

17

- 18 1. *Proposal.* Applicant proposed to subdivide a 73.83 acre tract located north of the Puget  
19 Sound Energy right-of-way, west of Woodinville-Redmond Road NE and east of the  
20 Sammamish River, to add 109 single-family lots and create 130 multi-family units for  
21 housing in nine duplex buildings and four apartment buildings. The property would be  
22 developed in five phases, as shown on the attached exhibit. (Attachment A) The proposal  
23 is set forth in detail on page four of the Technical Committee Report (TCR). The site has  
24 three topographic zones: the eastern portion is a sloping meadow, the central portion is a  
25 wooded slope, and the western portion is located on the valley floor adjacent to the  
26 Sammamish River.

27  
28 The site is a former dairy farm and is presently undeveloped. The residence of Judith  
29 Simpson is located just off the Woodinville-Redmond Road NE and is surrounded by  
30 three sides by the site. This residence is not part of the proposal.

2. *Comprehensive Plan/Zoning.* The site is in the Sammamish Valley Neighborhood. Policy N-SV-2 of the Comprehensive Plan requires that the site be developed only pursuant to a Master Plan. As such the site is subject to specific policies that control development.

There are four zones on the site:

- UR for the valley floor
- R1 for the wooded hillside
- R4/C for the single-family areas
- R6/C for the areas nearest to the Red-Wood Road east of northeast 160<sup>th</sup> street.

See the attached site plan for definitive description of the zoning. (Attachment A) Nearby uses are primarily single-family residences, except to the northwest, west and southwest, which is zoned and used for urban recreation.

3. *Design of Subdivision.* The UR zoned area on the valley floor will have two single-family lots, which must be devoted to agricultural use or stables for horses. The wooded area on the steep slope will not be subdivided, but left in a natural state. Two nests for red-tailed hawks have been identified for this area, and appropriate buffers will be established to encourage their continued use. The meadow east of the slope is designed for single-family lots. The triangular area east of proposed 160<sup>th</sup> Avenue NE is reserved for multi-family buildings in 13 buildings. Streets within the site will be dedicated to the City with a few exceptions. Applicant will dedicate sufficient right-of-way for the planned extension of 160<sup>th</sup> Avenue NE north from NE 90<sup>th</sup> Street, which will be vacated in the event that the planned extension is later abandoned. The subdivision will be constructed in five phases. See Attachment A.

4. *Access.* Access to the site will be from two streets leading from the Woodinville-Redmond Road NE. Extensive improvements of this frontage with new acceleration lanes and left turn lanes will facilitate the additional traffic. The proposal is expected to generate 204 new PM peak hour trips. In order to mitigate for the additional PM peak hour trips, applicant will be required to:

- add a right turn pocket to the northbound approach on the Woodinville-Redmond Road NE at NE 124<sup>th</sup> Street and construct a northbound left-turn lane, southbound right turn pockets and northbound acceleration lane at both of the site access driveways
- dedicate right-of-way for the future 160<sup>th</sup> Avenue NE, and design project intersections to account for the improvement, construct roadway frontage improvements along the Woodinville-Redmond Road NE
- and finally, pay a traffic impact fee of \$632,000, subject to credit for some in-kind improvements.

A certificate of transportation concurrency was issued for the proposal on December 23, 2002, subject to the condition that applicant would fund the Woodinville-Redmond NE 124<sup>th</sup> Street turn lane improvements.

5. *PRD Modifications.* The proposal is designed as a Planned Residential Development, and proposes to take advantage of several modifications permitted by that process in order to improve the efficiency and functioning of the subdivision. These modifications include:

- average lot size will be reduced
- minimum lot width circle will be reduced
- building setbacks will be reduced
- minimum building separation will be reduced
- maximum lot coverage and impervious surfaces will be increased
- maximum building height will be increased
- street and utility standards shall be modified

Specific details are found at pages 23-26 of the TCR.

6. *SEPA.* A Determination of Non-Significance (DNS) for the proposal was issued on March 21, 2003. There was no appeal and it became final on April 18, 2003.

- 1 7. *Impact Fees.* Applicant must pay impact fees at the time of building permit application,  
2 in the amounts then in effect. The impact fees are for parks, fire service and  
3 transportation. Applicant will be entitled to some credit for project improvements.  
4
- 5 8. *Public Notice.* Notice of the applications for an MPRD and preliminary plat were given  
6 as provided by ordinance. The Applicant hosted a neighborhood meeting on April 7,  
7 2003. Some 20 nearby residents attended. Notice of the public hearing was also given as  
8 provided by ordinance.  
9
- 10 9. *Public Input.* Several members of the public attended the public hearing: Ben Schubert-  
11 Schultz of the Eastlake Washington Audubon Society, submitted a written comment  
12 (Exhibit F) urging that there be no development on the valley floor, to conserve the  
13 agricultural potential of this portion of the site. Judith Simpson, 10655 Woodinville-  
14 Redmond Road NE, also submitted a written memorandum (Exhibits G, H) in which she  
15 challenged as inaccurate some of the conclusions of the SEPA checklist. She urges  
16 retention of the soil on site, noted that her view of the valley would be wiped out, was  
17 concerned about how her driveway would be affected by the extension of 160<sup>th</sup> Avenue  
18 NE and how the Woodinville- Redmond Road NE could handle the additional traffic. She  
19 also was concerned about the effect on local schools. Denise Bassett, 10549 157<sup>th</sup> Avenue  
20 NE, expressed concern about increased traffic on the Redmond-Woodinville Road and  
21 where children would be able to catch the bus to school. John Macartney, 15309 NE 108<sup>th</sup>  
22 Place, lives in Valley Estates to the north of the site. He urged that a barrier be  
23 established at the ravine between the site and his subdivision, to keep children out of the  
24 ravine. A split rail fence is the usual way to mark a sensitive area such as a steep ravine.  
25
- 26 10. The Technical Committee Report (TCR) dated May 12, 2003 and consisting of 66 pages  
27 and 28 attachments contains extensive detail concerning the proposal and the legal  
28 requirements for approval. The TCR is incorporated into these findings and conclusions  
29 as though set forth herein verbatim.  
30

1 The following studies were prepared in support of the application:

2 Traffic Impact Analysis

3 Tree Evaluation/Tree Retention Plan

4 Wetland Mitigation Report

5 Geotechnical Engineering Study

6 Acoustical Study

7 Biological Evaluation

8 Red-Tailed Hawk Habitat Management Planned Residential Development

9 Sensitive Areas and Mitigation Report

10  
11 11. Any conclusions of law deemed to be findings of fact are hereby adopted as such.

12  
13 From these findings of fact, the Hearing Examiner makes the following:

14  
15 **CONCLUSIONS OF LAW**

- 16  
17 1. The Hearing Examiner has jurisdiction to conduct a hearing and make a recommendation  
18 on an application for a Master Planned Residential Development (MPRD). The Hearing  
19 Examiner is authorized to conduct a hearing and make a decision on an application for a  
20 preliminary plat. RCDG 20C.90.
- 21  
22 2. The primary purpose of an MPRD is to analyze and create a vision for an area that  
23 addresses City goals and policies as expressed in the Comprehensive Plan, while at the  
24 same time providing flexibility to the City and the applicant in achieving the shared  
25 vision. The MPRD process should be used when large sites are to be developed in phases,  
26 where coordination of public facilities is needed, when a master plan is needed to  
27 determine how best to develop the area, when a master plan is needed to integrate various  
28 uses, or when multiple ownerships are to be coordinated into a unified development. The  
29 MPRD approval establishes conditions with which all concurrent and subsequent land  
30 use approvals implementing the MPRD shall comply. Conditions of approval provide  
assurances that infrastructure and public services associated with the MPRD will be



provided in a timely manner and that open space and recreation areas will be tailored to the MPRD site. The MPRD process represents a broader, more general review of a development proposal than does the PRD process. It also provides long-term guidance for a larger area so that the continuity of the overall development is maintained.

3. An MPRD approval constitutes the City's acceptance of the overall project design and concept. All approvals implementing the MPRD shall comply with the approved MPRD. RCDG20C.105-030(3).

4. Criteria For PRD Approval:

(1) Design Criteria. The City may approve, or approve with modifications, a PRD or MPRD if the proposal meets the requirements of this chapter and the design of the proposed development achieves two or more of the following results:

- a. High quality architectural design, placement, relationship or orientation of structures;
- b. Achieving allowable densities for the subject property;
- c. Providing housing types that effectively serve the affordable housing needs of the community;
- d. Improving circulation patterns or the screening of parking facilities;
- e. Minimizing the use of impervious surfacing materials;
- f. Increasing open space or recreational facilities on site;
- g. Landscaping, buffering, or screening in or around the proposed PRD or MPRD;
- h. Providing public facilities;
- i. Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- j. Incorporating energy efficient site design or building features;
- k. Providing for an efficient use of infrastructure.

(2) Public Facilities. The PRD or MPRD shall be served by adequate public facilities including streets, bicycle and pedestrian facilities, fire protection, water, stormwater control, sanitary sewer, and parks and recreation facilities.

1 (3) Perimeter Design. The perimeter of the PRD or MPRD shall be appropriate in design,  
2 character and appearance with the existing or intended character of the development  
3 adjacent to the subject property and with the physical characteristics of the subject  
4 property.

5 (4) Open Space and Recreation. Open space and recreation facilities shall be provided  
6 and effectively integrated into the overall development of a PRD or MPRD and  
7 surrounding uses.

8 (5) Streets and Sidewalks. Existing and proposed streets and sidewalks within a PRD or  
9 MPRD shall be suitable and adequate to carry anticipated traffic within the proposed  
10 project and in the vicinity of the subject property. (Ordinance 1901)  
11

12 5. On pages 13-14 of the TCR, the MPRD is analyzed and compared with the design  
13 criteria. The Hearing Examiner concludes from this analysis that many, not just two of  
14 the design criteria are satisfied.  
15

16 6. The policies of the Comprehensive Plan that apply to the MPRD are stated on pages 8-11  
17 of the TCR. The Hearing Examiner is satisfied that the proposal is consistent with the  
18 vision for the Sammamish Valley Neighborhood.  
19

20 7. Subdivision regulations are set forth in RCDG 20D.180. The review and approval criteria  
21 are contained in Section 20D.180.10-020:

22 (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:

- 23 a. The proposal conforms to the goals, policies and plans set forth in RCDG Title  
24 20B;  
25 b. The proposal conforms to the site requirements set forth in RCDG 20C20.25-140  
26 Site Requirements;  
27 c. The proposal conforms to the site requirements set forth in RCDG Title 20F and  
28 submittal requirements on file in the Planning Department;  
29  
30

- 1 d. The proposed street system conforms to the City of Redmond Arterial Street Plan  
2 Neighborhood Street Plans, and is laid out in such a manner as to provide for the  
3 safe, orderly and efficient circulation of traffic;
- 4 e. The proposed subdivision or short subdivision will be adequately served with City  
5 approved water and sewer, and other utilities appropriate to the nature of the  
6 subdivision or short subdivision;
- 7 f. The layout of lots, and their size and dimensions take into account topography and  
8 vegetation on the site in order that buildings may be reasonable sited, and that the  
9 least disruption of the site, topography and vegetation will result from  
10 development of the lots; and,
- 11 g. Identified hazards and limitations to development have been considered in the  
12 design of streets and lot layout to assure street and building sites are on  
13 geologically stable soil considering the stress and loads to which the soil may be  
14 subjected.

15 The Hearing Examiner concludes from the analysis in the TCR that these criteria have  
16 been fully satisfied.

- 17 8. A major concern of Applicant was whether 160<sup>th</sup> Avenue NE would ever be constructed  
18 and whether the required dedication of land for this major street might go unused. This  
19 dilemma was solved by a condition which regards the dedication as a system  
20 improvement for which applicant will be eligible to receive a credit against transportation  
21 impact fees. In the event that 160<sup>th</sup> Avenue NE is not included in the transportation  
22 facility plan when the Phase Five application is submitted, the City agrees to vacate the  
23 right-of-way for 160<sup>th</sup> Avenue NE and relinquish all easements associated with this right-  
24 of-way. See Engineering Recommendation II.A.2.c. The question whether the credit for  
25 transportation impact fees would have to be returned in such case was not resolved.  
26
- 27 9. *Traffic Concerns.* Several members of the public expressed concern for the effect of  
28 adding traffic from 239 homes to Woodinville-Redmond Road NE. The impacts on  
29 traffic were analyzed by traffic engineers from Heffron Transportation, Inc. Their  
30 December 20, 2002 Traffic Analysis Update indicates that the Woodinville-Redmond

1 Road NE roadway link would operate at the Level of Service (LOS) E in the year 2007,  
2 with or without the Redmond 74 project. It is expected that Redmond 74 will increase the  
3 peak directional volume along the roadway by just over 4%. (See TCR, Attachment 19,  
4 pg. 6)

5 It was the traffic engineer's opinion that the proposed improvements to Woodinville-  
6 Redmond Road NE and others would fully mitigate the project impacts.

7  
8 10. *Development on Valley Floor.* The Comprehensive Plan provides that development shall  
9 take place outside the Sammamish Valley and outside the steep wooded slopes. The East  
10 Lake Washington Audubon Society urges that the two residential lots on the valley floor  
11 should not be allowed, in order to comply with this policy. The conditions require that  
12 Lots 51 and 52 on the valley floor be restricted to residential use for those engaged in  
13 agriculture or the operation of a stable. This condition is in substantial compliance with  
14 the intent of the Comprehensive Plan for the Sammamish Neighborhood.

15  
16 11. Judith Simpson is the property owner most affected by the proposal, as Redmond 74  
17 surrounds her lot on three sides. Her view of the valley will be lost and she was  
18 concerned as to how her property will be affected by the improvements. Her access to  
19 Woodinville-Redmond Road NE will not be affected. It was unclear at the hearing,  
20 however, whether she would have access to the other roads in the subdivision. The City  
21 Council may wish to inquire further into this question.

22  
23 12. *School Children.* The site is within one mile of an elementary and middle school. Those  
24 children will normally be required to walk to school. The subdivision will provide  
25 sidewalks leading to a signalized intersection across Woodinville-Redmond Road NE at  
26 NE 109<sup>th</sup> Street.

27  
28 13. *Split Rail Fence at Ravine.* Applicant will be required to establish a barrier such as a split  
29 rail fence on the crest of the ravine at the north boundary of the site. Such as fence will  
30 not keep children out of the ravine, but it will be a warning that the slope is dangerous

1 and should be avoided. If Valley Estates is concerned about trespassers, it may decide to  
2 construct a fence on its property.

3  
4 14. Any finding of fact deemed to be conclusion of law is adopted as such.

5  
6 **DECISION**

7 The application of Oscar Del Moro and Cosmos Development and Administration Corp. for  
8 approval of the preliminary plat of Redmond 74 is **APPROVED**, subject to conditions and  
9 subject to City Council approval of the Master Planned Residential Development for the  
10 subdivision.

11  
12 **RECOMMENDATION**

13  
14 The Hearing Examiner recommends **APPROVAL** of the Master Planned Residential  
15 Development for Redmond 74, subject to the attached Conditions of Approval.

16  
17 Dated this 12<sup>th</sup> Day of June 2003.

18  
19  
20 /s/ Gordon F. Crandall

21 **GORDON F. CRANDALL**  
22 **HEARING EXAMINER**

23 Attachment A: Site Plan

24 Attachment B: Conditions of Approval (changes in bold)

Any interested person (party of record) may file a written request for reconsideration with the Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact. The final date for motion for reconsideration is **5:00 P.M. on June 25, 2003**, and should be sent to the **Office of the Hearing Examiner**, City of Redmond, MS: PSFHE, 8701 160<sup>th</sup> Avenue N.E., PO Box 97010, Redmond, Washington, 98073-9710.

You are hereby notified that the foregoing Findings of Fact, Conclusions, and Recommendations are the final action on this application subject to the right of appeal to the Redmond City Council. Appeal procedures are governed by RCDG 20F.30.40-110 (Ordinance 2118) to which the reader is referred for detailed instructions. The written appeal must be received by the **Redmond Permit Center** no later than **5:00 P.M. on June 25, 2003, or within 10 business days following final action by the Hearing Examiner if a request for reconsideration is filed.** Please include the application number on any correspondence regarding this case.

**City of Redmond  
Office of the Hearing Examiner  
P.O. Box 97010  
Redmond, WA 98073-9710**

# ATTACHMENT A SITE PLAN REDMOND 74



**ATTACHMENT B**  
**CONDITIONS OF APPROVAL**  
**(Changes in bold)**

I. PLANNING REQUIREMENTS

A. General

1. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Please refer to Attachment A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.
2. An irrigation system within the planter strips along the internal streets shall be maintained by the Home Owners Association or other means acceptable to the City of Redmond Parks Department. See Attachment "A", Landscape Improvements.
3. Maintenance of landscaping shall be the responsibility of the Homeowners Association, including that portion located within the public right-of-way along Redmond-Woodinville Road and 160<sup>th</sup> Avenue NE. The City shall only be responsible for maintenance of street trees along Redmond-Woodinville Road and 160<sup>th</sup> Avenue NE.
4. Restrictive covenants shall include a statement notifying property owners and the Homeowner's Association that significant trees on individual lots may only be removed in accordance with the approved tree retention plan. This language shall be reviewed and approved by the Planning Department prior to recording of the restrictive covenants with King County.
5. To ensure compliance with residential site standards, at the time that construction drawings are submitted for Public Works review, the applicant shall provide two (2) copies of the construction drawings, clearing/grading plan and tree retention plan at a scale of 1" = 20' to the Planning Department.
6. A sign permit application must be submitted separately to the Planning Department for review and approval prior to installation of any proposed signs (RCDG Section 20D.160.10-020)



7. Revised building elevations that reflect Design Review Board comments at 1/8" scale prepared by a licensed architect must be submitted with the building permit application. Design Review Board recommendations for approval are as follows:

- a) Approve the site plan, elevations, building materials, building colors as presented at the April 3, 2003 Design Review Board meeting;
- b) The water feature shown to the Design Review Board shall be included in the design of the promenade.
- c) Applicant shall provide a photometric plan to determine adequate lighting throughout the site, including the pedestrian walkways between buildings, and Applicant shall work with staff to amend the lighting plan as needed.
- d) The bridge detail, as shown in portion #5, shall be constructed.
- e) Modifications to building colors for the duplexes and building B-1 are approved, as shown to the Design Review Board.
- f) Applicant shall consider the addition of a kiosk as part of the promenade.

8. The site depicting building footprints and roads within the R-6/C zone shall be considered conceptual which may or may not conform to development standards. Conformance to City development standards shall be required by obtaining a Site Plan Entitlement approval for the R-6/C portion of the site.

B. Landscaping and Street Trees

1. Street trees are required as follows (RCDG Section 20D.80.10-140):

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
Redmond-Woodinville Road	Norway Maple	30 feet on center
	Acer Platanoides 'Summer Shade'	
Internal Street	To be determined	To be determined

- 1           2. Street trees shall be included throughout the plat as a component required for site  
2           improvements within the plat as noted in condition 1 above. The size, spacing and  
3           species shall be approved by the City of Redmond Planning Department.  
4
- 5           3. **The adjacent unimproved portion of the Redmond-Woodinville Road public**  
6           **right-of-way shall be landscaped from the property line to the edge of the**  
7           **pavement as conceptually shown on the landscape plan dated April 28, 2003**  
8           **and as submitted to the Hearing Examiner with Staff Report dated may 7,**  
9           **2003.**  
10
- 11          4. Landscaping shall be coordinated with water/sewer lines and fire  
12          hydrants/connections. Trees shall be planted a minimum of 8 feet from the  
13          centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4  
14          feet of clearance from the center of all fire hydrants/connections. Ground cover  
15          may be planted within this radius.  
16
- 17          5. The following statement shall be included on the mylar and all construction  
18          documents under "RESTRICTIONS":  
19
- 20                "Trees to be preserved shall be designated in accordance with the approved tree  
21                preservation plan on file with the City of Redmond Planning Department.  
22                Designated trees which are damaged or destroyed shall be replaced in accordance  
23                with RCDG Section 20D.80.10-060(3)."  
24
- 25          6. If required, the applicant shall obtain a Forest Practice Permit from the  
26          Washington State Department of Natural Resources after the City of Redmond  
27          has approved the final landscape and tree retention plan.  
28  
29  
30

1 C. Miscellaneous

- 2
- 3 1. City of Redmond Park Department impact fees shall be assessed at the time of
- 4 building permit issuance for each residence. The fee in effect at the time of
- 5 complete building permit issuance shall apply.
- 6
- 7 2. Restrictive covenants shall include a statement notifying property owners that all
- 8 new construction of single-family homes in the Redmond 74 plat shall comply
- 9 with the Architectural Design Guidelines for the Redmond 74 plat.
- 10
- 11 3. Landscaping and construction of the multifamily portion of the Redmond 74
- 12 project shall comply with the plans approved by the Design Review Board.
- 13 Changes to the approved plans will require Design Review Board review and
- 14 approval of any proposed modifications.
- 15
- 16 4. Recommendations, as contained in the acoustical study (Yantis Associates,
- 17 9/2001), for the construction of residential and multi-family homes shall be
- 18 incorporated into the building design. A description of how noise attenuation is
- 19 achieved shall be submitted for each of the impacted structures at time of building
- 20 permit.
- 21
- 22 5. The applicant shall obtain a Shoreline Permit from the City of Redmond for work
- 23 within the shoreline jurisdiction.
- 24
- 25 6. Covenants shall be placed on Lots 51 and 52 restricting the single-family
- 26 residential use of these Lots to those engaged in agriculture on the property or
- 27 operating a stable on the property.
- 28
- 29 7. Restrictive covenants shall include a statement notifying property owners of Lots
- 30 51 and 52 and the Homeowner's Association that portions of these lots are within

1 the floodplain and that restrictions exist on the use of that portion of the property  
2 containing the compensatory storage. The City of Redmond Planning Department  
3 shall approve final language.  
4

- 5 8. The Redmond 74 project shall comply with the recommendations of the Red-  
6 tailed Hawk Habitat Mitigation report prepared by Raedeke Associates, dated  
7 March 11, 2003, for the two hawk nests on site.  
8
- 9 9. A Native Growth Protection Easement (NGPE) shall be established for Tract C,  
10 D, H, and the Wetland Restoration Easements. Final language shall be approved  
11 by the City and shall be included on the final plat map.  
12
- 13 10. Split rail fencing shall be placed at the edge of the steep slope buffer where the  
14 buffer is adjacent to or within lots. Interpretive signage shall be provided to  
15 indicate the presence of sensitive areas. Final locations shall be agreed upon by  
16 the applicant and the Planning Department prior to installation. Black vinyl  
17 coated chain link fencing shall be placed along the top of the steep slope buffer  
18 along Lots 100 through 104.  
19
- 20 11. Prune at least four trees (Numbers 96, 99, 113, and 128) to provide perching  
21 opportunities for Red-tailed hawks and serve as potential alternate nesting sites.  
22 All pruning work shall be done or guided by a wildlife biologist.  
23
- 24 12. Construct at least one artificial nest on the southern portion of the project to serve  
25 as an alternate-nesting site for the Red-tailed hawk.  
26
- 27 13. As part of the Planned Residential Development, the following code shall be  
28 modified:  
29  
30

- 1 a) The minimum lot frontage requirement in the Urban Recreation zone shall be  
2 200 feet.
- 3 b) Impervious surfaces for the construction of utility access roads and non-  
4 motorized trails and other such items within the UR zone shall be set back 50-  
5 feet from the ordinary high water line of he Sammamish River.
- 6 c) The minimum Front Setback shall be 15-feet in the R-1 zone and 10-feet in the  
7 R-4 and R-6 zone with the provision that garages shall be setback 18-feet.
- 8 d) The minimum Side/Interior Setback shall be 5-feet and 10-feet in the R-1 zone  
9 and 3-feet in the R-4 and R-6 zones.
- 10 e) The minimum Side Street Setback shall be 10-feet in the R-1, R-4, and R-6  
11 zones
- 12 f) The minimum Rear Setback in the R-1 zone shall be 20-feet.
- 13 g) The minimum Building Separation in the R-4 and R-6 zones shall be 6-feet.
- 14 h) The maximum Height of Structures in the R-6 zone shall be 45-feet.
- 15 i) The maximum Lot Coverage in the R-1 zone shall be 22%, in the R-4 zone  
16 45%, and in the R-6 zone 55 percent.
- 17 j) The maximum Impervious Surface Area in the R-1 zone shall be 30%, in the R-  
18 4 zone 70%, and in the R-6 zone 75 percent. Public sidewalks within easements  
19 shall not count towards impervious surface calculations.
- 20 k) Grading standards for cuts and fills shall be allowed to be greater than 8-feet.
- 21 l) A portion of the storm drainage shall be allowed to be directed to an infiltration  
22 system in order to preserve the hillside wetlands.
- 23 m) Street grades greater than 10 percent are allowed provided that homes on streets  
24 with a grade greater than 12 percent must be sprinklered.
- 25 n) The standard for local access streets that requires a minimum sight distance of  
26 100-feet may be reduced on a case-by-case basis with the approval of the City  
27 of Redmond Technical Committee.
- 28 o) The standard for vertical sag curves may be reduced on a case-by-case basis  
29 with the approval of the City of Redmond Technical Committee.
- 30 p) Roadway standards shall be reduced as follows:

- i) Public roads: 35 feet of right-of-way with 10-foot easement on both sides for sidewalks and utilities and an asphalt pavement surface of 28-feet wide.
- ii) Private roads: 35 feet of easement with 5-foot easement on both sides for sidewalks and utilities and an asphalt pavement surface of 28-feet wide.
- iii) Private roads within easements: 15-feet or 20-feet of asphalt paving with a thickened edge within a 25-foot easement or tract.
- iv) Private roads within the R-6 zone: Asphalt paving width of 28-feet from curb to curb with appropriate tapers, concrete curb and gutter, and a five foot sidewalk. This width can be reduced to 20-feet where the development provides an equivalent number of off-street parking spaces
- q) Cul-de-sacs shall be allowed to be longer than 600-feet in length.

14. Where more than one zoning district applies to a lot, the applicable site standards and other development standards shall be those of the zone which applies to the majority of the property, i.e. more than 50% of the property.

## II. ENGINEERING REQUIREMENTS

### A. Conditions of Approval and Revisions Required on Mylar – Document to be Recorded with King County

1. No single family residential lots shall be permitted direct access to 160<sup>th</sup> Avenue NE or Redmond-Woodinville Road (SR 202). The specific lots affected by this restriction shall be listed on the face of the final plat and other documents.
2. Easements & Dedications: Existing and proposed easements and rights-of-way shall be shown on the final plat, civil plans and other documents. Any existing easements for ingress, egress, private utilities, etc. shall be modified to the City of Redmond's satisfaction or removed from both the plat certificate and the final plat prior to approval.
  - a. Public easements are required as follows:

1                   **5-feet wide for utilities adjacent to the right of way along both sides of 160<sup>th</sup>**  
2                   **Avenue NE up to the south edge of Road EA, and 5 feet wide for utilities**  
3                   **adjacent to the right-of-way along the west side of 160<sup>th</sup> Avenue NE from**  
4                   **the south edge of Road EA to the south edge of Road AA.**

5  
6                   **10-feet wide for sidewalk and utilities adjacent to the right-of-way along the**  
7                   **west side of Redmond-Woodinville Road (SR 202) north of the south edge**  
8                   **of Road AA.**

9  
10                  **8-feet wide for road, utilities, and other public purposes including street**  
11                  **trees and retaining wall or rockery and slope adjacent to the right-of-way**  
12                  **along the west side of Redmond-Woodinville Road (SR 202) from the south**  
13                  **edge of Road EA to the south end of Redmond 74.**

14  
15                  10-feet wide for sidewalk and utilities adjacent to the rights of way along both  
16                  sides of the internal plat Roads AA, BA, CA, EA, FA and GA

17  
18                  10-feet wide for utilities adjacent to the right of way along both sides of the  
19                  internal plat Road HA

20  
21                  5-feet wide for utilities and sidewalks adjacent to the private tract along both  
22                  sides of the internal plat street within Tract AA.

23  
24                  b. Private roadway easements are required as follows:

25  
26                       45-feet wide for roadway, sidewalk and utilities for the internal plat street  
27                       within Easement DA

28  
29                       25-feet wide for roadway, sidewalk and utilities for the internal plat street  
30                       within Easements BA, CA, EA, and FA

20-foot wide for roadway, sidewalk, and utilities for the internal plat street with Easement GA

c. Rights-of-way dedicated to the City of Redmond are required as follows:

**12-foot wide along the west side of Redmond Woodinville Road (SR 202) from the north end of Redmond 74 to the south edge of Road AA for a total width of 42 feet from the right-of-way centerline of the existing alignment.**

**4 feet wide along the west side of Redmond Woodinville Road (SR 202) from the south edge of Road EA to the south end of Redmond 74 for a total width of 34 feet from the right-of-way centerline of the existing alignment.**

**84-foot wide for 160<sup>th</sup> Avenue NE between the south end of the Redmond 74 project and the existing Redmond-Woodinville Road (SR 202), up and including to the triangular piece of right-of-way needed to construct the existing and future intersections of 160<sup>th</sup> Avenue NE and Redmond-Woodinville Road (SR 202). Pursuant to RCDG 20D.210.10-190 the dedication of this right-of-way shall be considered a system improvement (as defined in RDG 20A.20.190) for which the applicant shall be eligible to receive a credit against its transportation impact fees. In the event that 160th Avenue NE is not included in the Transportation Facility Plan at the time of application submittal for Phase 5 of Redmond 74, the City will vacate the right-of-way for 160<sup>th</sup> Avenue NE and shall relinquish all easements associated with this right-of-way, including the triangular piece referred to above, except for the 35 foot right-of-way required for Road EA, and except for the 12 feet along the west side of Redmond-Woodinville Road between the south edge of Road EA, and the south edge of Road AA. See Sheet C1 of the utility plans prepared by Peterson Consulting**



1 **Engineers for this development (dated 7/11/02) for a graphical**  
2 **representation of this right-of-way.**

3  
4 35 feet wide for the internal plat Roads AA, CA, EA, FA, and GA

5  
6 35 feet wide for the internal plat Road EA. The right-of-way for Road EA  
7 expands to 60 feet on the approach to its intersection with 160<sup>th</sup> Avenue NE.  
8 *See Sheet C1 of the utility plans prepared by Peterson Consulting Engineers for*  
9 *this development (dated 7/11/02) for a graphical representation of this right-of-*  
10 *way.*

11  
12 30 feet wide for the internal plat Road HA

13  
14 d. Private tracts are required as follows:

15  
16 35 feet wide for the internal plat street within Tract AA

17  
18 e. New right-of-way lines joining at intersections shall connect with a minimum of  
19 a 25-foot radius, or with a chord that encompasses an equivalent area. The area  
20 formed by this radius or chord shall also be dedicated as right-of-way.

21  
22 f. All lots are subject to an easement for utilities and drainage facilities over,  
23 under and across a strip of land 2-1/2 feet wide along each side of the interior  
24 lot lines within the development, together with a strip of land 5 feet wide along  
25 the lot lines around the perimeter of the development.

26  
27 **B. Public and Private Engineering/Transportation Improvements**

- 28  
29 1. Half street improvements are required on Redmond-Woodinville Road (SR 202)  
30 from the north end of the Redmond 74 project to Road EA including asphalt paving  
35.5 feet from centerline to face of curb with appropriate tapers, type A-1 concrete

1 curb and gutter, 5-foot planter strip, 5-foot concrete sidewalk, street trees behind  
2 sidewalk, storm drainage, street lights, street signs and underground utilities  
3 including power and telecommunications. The vertical and horizontal alignment of  
4 this roadway shall match the approved design for the 160<sup>th</sup> Avenue NE Extension  
5 unless agreed up otherwise by the City of Redmond.

6 **2. Half street improvements are required on Redmond-Woodinville Road (SR**  
7 **202) from Road EA to the south end of the Redmond 74 project including**  
8 **asphalt paving 23.5 feet from centerline to face of curb with appropriate**  
9 **tapers, type A-1 concrete curb and gutter, 5-foot planter strip, 5-foot concrete**  
10 **sidewalk, with a 5 foot area for street trees behind sidewalk and a 3 foot area**  
11 **for rockery or retaining wall in an easement, storm drainage, street lights,**  
12 **street signs and underground utilities including power and telecommunications**  
13 **below sidewalk and planter strip.**

14 **3. Full street improvements are required on 160<sup>th</sup> Avenue NE from the north side**  
15 **of Road EA to a point 360 feet north of the south end of the Redmond 74**  
16 **project including asphalt paving 40 feet from curb-to-curb with appropriate**  
17 **tapers, type A-1 concrete curb and gutter, 17-foot wide planter strips, 5-foot**  
18 **concrete sidewalks, storm drainage, street lights, street signs and underground**  
19 **utilities including power and telecommunications. This cross section**  
20 **represents an interim improvement agreed upon between the City and the**  
21 **applicant. The sidewalks, street trees, street lights and underground utilities**  
22 **are to be placed at the location they would be following completion of the**  
23 **extension of 160<sup>th</sup> Avenue NE and NE 90<sup>th</sup> Street. The vertical and horizontal**  
24 **alignment of this roadway shall match the approved design for the 160<sup>th</sup>**  
25 **Avenue NE Extension unless agreed otherwise by the City of Redmond. The**  
26 **City will construct full-width improvements within this right-of-way when the**  
27 **160<sup>th</sup> Avenue NE Extension is connected to NE 90<sup>th</sup> Street.**

28 **4. Full street improvements are required on the internal public plat Roads AA, BA,**  
29 **CA, EA, FA and GA including asphalt paving 28 feet from curb to curb with**  
30 **appropriate tapers, type A-1 concrete curb and gutter, a five-foot sidewalk on one**

side, and a five-foot planter strip and a five-foot sidewalk on the other side, street trees, storm drainage, street lights, street signs and underground utilities including power and telecommunications.

5. Full street improvements are required on the internal public plat Road HA including asphalt paving 22 feet from curb to curb with appropriate tapers, type A-1 concrete curb and gutter, a five-foot sidewalk on one side, storm drainage, street lights, street signs and underground utilities including power and telecommunications.
6. Full street improvements are required on the internal private plat streets within Easement DA and Tract AA including asphalt paving 28 feet from curb to curb with appropriate tapers, type A-1 concrete curb and gutter, a five-foot sidewalk on one side, storm drainage, street signs and underground utilities including power and telecommunications.
7. Full street improvements are required on the internal private plat streets within Easements BA, CA, EA, FA, GA including asphalt paving 20 feet from curb to curb with appropriate tapers, asphalt thickened edge, storm drainage, street signs and underground utilities including power and telecommunications.
8. Full street improvements are required on the internal private plat streets within Easement GA including asphalt paving 15-feet from curb to curb with appropriate tapers, asphalt thickened edge, storm drainage, street signs and undergrounding utilities including power and telecommunications.
9. Full street improvements are required on the private road/parking aisle within the multi-family portion of this project including asphalt paving 28 feet from curb to curb with appropriate tapers, type A-1 concrete curb and gutter, a five-foot sidewalk on one side, storm drainage, street signs and underground utilities including power and telecommunications. This width can be reduced to 20-feet where the development provides an equivalent number of off-street, general use parking spaces. However, in areas with 90 degree or angle parking, the road width must equal the required aisle width standards shown in the parking requirements of the Community Development Guide.

1 10. All vehicle use areas including streets, driveways, and service areas shall be paved.  
2 The minimum pavement section for 160<sup>th</sup> Avenue NE and Redmond-Woodinville  
3 Road (SR 202) shall consist of:

4 4" Asphalt Pavement Cl. A

5 5" Asphalt Pavement Cl. E

6 Subgrade compacted to 95% compacted maximum density as determined by  
7 modified Proctor (ASTM 1557)

8 Street crown 2% sloped to drain system  
9

10 11. The minimum pavement section for internal public plat roads shall consist of:

11 3" Asphalt Pavement Cl. B

12 4" Asphalt Treated Base (ATB)

13 Subgrade compacted to 95% compacted maximum density as determined by  
14 modified Proctor (ASTM 1557)

15 Street crown 2% sloped to drain system  
16

17 12. The minimum pavement section for internal private plat roads shall consist of:

18 2" Asphalt Pavement Cl. B

19 4" Crushed Surfacing Base Course (CSBC)

20 Subgrade compacted to 95% compacted maximum density as determined  
21 by modified Proctor (ASTM 1557)

22 Street crown 2% sloped to drain system  
23

24 13. On 160<sup>th</sup> Avenue NE and Redmond-Woodinville Road (SR 202) the ASPHALT  
25 STREET shall be planed, overlaid, and/or patched to complete uniform half-street  
26 improvements, or to repair damage done by utility cuts, as determined by the  
27 Engineering Division.  
28

29 14. Prior to the City allowing occupancy of any home constructed within the Redmond  
30 74 project, the developer shall design and construct an interim walkway for school

children from the northern end of the project's frontage improvements along Redmond-Woodinville Road (SR 202) to NE 109<sup>th</sup> Street along with other minor improvement(s) at the NE 109<sup>th</sup> Street/Redmond-Woodinville intersection to ensure safe refuge areas as children wait to safely cross the street. The interim walkway shall be constructed of asphalt or Portland cement concrete. The interim walkway shall be a minimum of 5-feet wide when located adjacent to curb and gutter or other traffic barrier acceptable to the City. The interim walkway shall be a minimum of 4-feet wide and located a minimum of 10-feet from the street edge where no curb and gutter or other traffic barrier acceptable to the City exists. A safety railing or fencing will be required when (1) the interim walkway is located at the top of a slope or wall that is 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the slope or wall.

15. Other off-site improvements include the construction of a northbound right turn pocket on Redmond-Woodinville Road (SR 202) at NE 124<sup>th</sup> Street including asphalt paving, curb and gutter, sidewalk, street lights, storm drainage and a retaining wall. This improvement is required for this development to meet the City of Redmond's concurrency standards.
16. A planter island shall be provided in the center of cul-de-sacs to reduce, as much as possible, the amount of asphalt. The maintenance of the landscape in the island shall be the responsibility of the Homeowners Association. This maintenance requirement shall be included on the face of the final plat.
17. Installation of mailbox stand(s) shall be in accordance with City standards.
18. Conversion of Aerial Utilities (Power, Telephone, T.V., Etc. To Underground)
  - All aerial utilities shall be converted to underground along all street frontages and within the plat according to 20D.220.10 "Underground Wiring" in the Redmond Community Development Guide.

#### C. REQUIREMENTS FOR CONSTRUCTION DRAWINGS

1           1. General Requirements:

2  
3           a) Engineering Plans for on-site and off-site drainage (storm water management),  
4           clearing, grading, utility and street improvements are required. The plans shall  
5           be prepared by a registered engineer and shall be reviewed and approved by  
6           Public Works Department prior to issuance of the building, foundation, clearing  
7           and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" =  
8           20' unless otherwise approved by the City. The following design manuals  
9           should be obtained to guide design work:

- 10  
11           • Standard Specifications and Details  
12           • Clearing, Grading and Storm water Management Redmond Technical  
13           Notebook  
14           • Design Requirements for Water and Sewer System Extensions  
15           • Community Development Guide

16           These manuals reference a number of other commonly used engineering  
17           standards. It is vital the design professional performing this work be aware of  
18           the City and other pertinent standards to reduce review time. ***The City will not***  
19           ***accept designs that deviate from the standards or these approval conditions***  
20           ***without substantial justification.*** Standard specification and details shall be  
21           referenced by detail numbers. Do not include individual details in the  
22           construction drawings. Early consultation between design professionals and  
23           City staff is highly recommended if a design will propose deviations.

24           All power, telephone, streetlights, etc. shall be shown on construction drawings  
25           to facilitate identification and resolution of utility conflicts. All utilities to  
26           individual homes shall be underground unless specifically exempted in rare  
27           cases for existing homes. All aerial utilities shall be converted to underground  
28           along all street frontages.

29  
30           The designer must be sensitive to the existence or creation of utility easements  
            within the project. Permanent structures not associated with the utility use—

1 including rockeries—shall not be built within easements granted to the City of  
2 Redmond unless approved by the City of Redmond.

3  
4 When construction drawings are submitted for review, eight (8) complete copies  
5 of the civil plans and two (2) sets of drainage computations and studies are  
6 required for a complete submittal. Only complete submittals will be accepted  
7 for review. (After the initial submittal, fewer copies may be required. If  
8 desired, you may contact Public Works at 556-2740 to determine the exact  
9 number required.)

10 At the time of construction drawing approval, a digital file of the drawings shall  
11 be submitted to the city. File format shall conform to the requirements  
12 identified under ‘Oct. 2000 Version Record Drawing Requirements’ (see  
13 below).

14  
15 b. Survey Control

16  
17 i) Vertical control:

18 Elevations must be referenced to City of Redmond Datum. This Datum is  
19 based on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must  
20 tie the project to two numbered benchmarks. A publication of the  
21 benchmarks may be purchased from the City's Public Works service counter  
22 under the name City of Redmond Vertical Control Survey February 1990.

23  
24 ii) Horizontal control:

25 The surveyor shall tie the project to two City of Redmond horizontal control  
26 monuments. The plans shall show NAD 83-91 coordinates on a minimum  
27 to two points at exterior lot/boundary corners. A publication of the  
28 Redmond City Horizontal Control Notebook dated 1993 can be purchased at  
29 the Public Works service counter.

30  
iii) New and Existing Monumentation:

1 New survey monuments shall be installed at new street intersections, street  
2 tangent points and center of cul-de-sacs in accordance with the City of  
3 Redmond Standard Details. Existing monumentation must be identified on  
4 the construction plans and maintained by the contractor throughout the  
5 construction period.

6 c) Street Design:

- 7 i) Civil plans for all public and private street construction must include  
8 existing and proposed centerline profiles and curb/edge of pavement  
9 elevations. Cross sections at regular stationing along the length of the  
10 project may be required.  
11  
12 ii) Horizontal alignment shall indicate radius, length of tangent between curves,  
13 and length of curve. Except as agreed otherwise, curve radii shall comply  
14 with the requirements stated in Appendix 20D-3 in the *Redmond Community*  
15 *Development Guide*. At a minimum, horizontal curves shall be designed to  
16 accommodate a design speed of 25 miles per hour (mph).  
17  
18 iii) Vertical curves shall indicate length of vertical curve, slopes, and length of  
19 tangent between curves. Minimum stopping sight distance for design shall  
20 be 450 feet on arterials and collectors and 150 feet on local public access  
21 and private streets.  
22  
23 iv) Cross slopes and superelevation of roadways shall not exceed two (2)  
24 percent unless approved by the City of Redmond Public Works Department.  
25  
26 v) On sloping approaches at intersections, landings are not to exceed 2 feet  
27 difference in elevation for 30 feet approaching an arterial or 20 feet  
28 approaching a local access street (measured from the back of sidewalk or the  
29 back of curb if no sidewalk exists).  
30  
vi) Curb radius shall be 25 feet for local access streets and 30 feet for arterial  
and collector streets.  
vii) Street rights-of-way shall intersect at 80 to 90 degrees where possible.



viii) Sight Distance

- Adequate entering sight distance shall be maintained at all connections to public streets in accordance with Section 20D.210.25 “Sight Clearance at Intersections” of the *Redmond Community Development Guide*, pages 347 and 348. The appropriate sight distance triangles shall be drawn on the civil and landscaping plans.
- Adequate stopping sight distance shall be maintained at all driveways and intersections in accordance with Appendix 20D-3 in the *Redmond Community Development Guide*. For arterials and neighborhood collector streets, the minimum distance shall be 450 feet. If grading of side slopes or other improvements are needed to existing street to achieve the required sight distance, these improvements shall be included in the civil plans for this project.

ix) Any pedestrian crossings at intersections, or across curb return type driveways need to include handicap ramps. These ramps must be designed to meet the most recent ADA standards.

d) Street Trees:

Street trees are required to be installed on principal, minor and collector arterials. See Section 20D.80.10-140 “Street Tree Program” in the Redmond Community Development Guide for further requirements.

e) General Notes: The following notes shall be included on the construction plans for this project:

- i) Safety railings shall be required when the bottom of a rock wall, retaining wall or slope is 30” or more below the finished elevation of a sidewalk or other pedestrian facility.
- ii) WSDOT approved guardrails shall be required as directed by the City Inspector, subject to approval by the City Transportation Engineer.

- 1                   iii) Contractor is responsible for installing all signs and channelization per City  
2                   of Redmond standards. Contractor shall lay out all signs and channelization,  
3                   and then contact Deby Canfield, Senior Transportation Technician, at (425)  
4                   556-2752 48 hours in advance of installation to verify layout.
- 5                   iv) All necessary signs and markings on-site, along property frontage, and at  
6                   specifically designated off-site locations shall be provided by the applicant  
7                   as required by the Transportation Division whether or not these are indicated  
8                   on the construction drawings.
- 9                   v) When requested by the City Inspector, the geotechnical engineer employed  
10                  by the developer shall verify and subsequently advise the City of Redmond  
11                  that the installation of the paving section(s) conforms to his/her design. The  
12                  project will not be accepted until this written documentation is submitted.

14                  2. Streets, Traffic and Transportation:

15                  a. Site Access – Type and Location

- 16                   i) The location of all existing and proposed driveways, access corridors, and  
17                   intersections (both sides of the street) shall be shown along the property  
18                   frontage for all streets adjacent to the site and within 150 feet of the site  
19                   property line.
- 20                   ii) The existing and proposed channelization shall be shown on the site plan for  
21                   all streets adjacent to the site and within 150 feet of the site property line.  
22                   This should include the location of all fog lines, center stripes, stop bars and  
23                   directional arrows.
- 24                   iii) Concrete crosswalks, per the City of Redmond Standard Details, are  
25                   required across all driveways and private streets intersecting minor or  
26                   principal arterials.

27                  b. Signs, Striping, Street Lighting and Signals

i) Separate 50 scale channelization plans are required for all public streets being modified or constructed. The plan shall include the existing and proposed signs, striping and street lighting for all streets adjacent to the site and within 150 feet of the site property line (both sides of the street). The plan shall conform to the requirements in the City of Redmond Standard Specifications and Details Manual. WSDOT approval of the channelization plan for SR 202 (Redmond-Woodinville Road) is also required.

ii) All traffic control devices, including signs and pavement markings, shall conform to the MUTCD and the City of Redmond Standard Details. The Transportation Division shall approve all layouts prior to installation.

iii) Streetlights are required on all public streets to illuminate the property frontage. The street lighting shall be designed using the following criteria:

Roadway Classification	Area Classification	Average Illuminance (Foot-candles)	Uniformity Ratio (Average/Minimum)
Minor Arterial	Residential	0.6	4:1
Collector & Local	Residential	0.6-0.4	6:1

Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Dave Alm, Transportation Operations Manager, at (425) 556-2875 with questions.

#### D. GENERAL INFORMATION AND ADMINISTRATION REQUIREMENTS

##### 1. Fees:

a) A plan review fee shall be paid to both the water and sewer utility and the storm water utility prior to construction drawing review. Inspection fees shall be paid to the utilities prior to construction drawing approval. Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Contact the respective utility for fee information.

b) Water and sewer connection fees for homes built on the proposed lots will be paid at the rate in effect when water meter and side sewer permits are issued. Contact the Utility Division of the Public Works Department at 556-2840 to obtain information and/or an estimate of the fees that will apply.

c) Non-Utility Plan Review and Inspection fees are paid through the Engineering Plan Review and Inspection Fee (subject to annual revision.) The fees are (subject to annual revision) and paid at the time of submitting the final plat documents:

Subdivision Fee = \$5,988\* plus \$436\*/lot.

d) Transportation Impact Fees: This project is subject to Redmond Transportation impact fees. Transportation impact fees shall be collected at time of building permit issuance. The applicant is advised to review Section 20D.210.10-190 of the Community Development Guide in order to determine eligibility for credits against impact fees.

e) A Street Use Permit will be required and includes:

- A maximum of \$324\* fee, subject to annual revision and shall be paid prior to the pre-construction conference, for utility installation in the public right-of-way.
- A posting of a \$250 cash bond for street cleaning

\* A 3% technology surcharge is applied effective January 1, 2001 through December 31, 2002 as authorized by Ordinance No. 2090, adopted on December 5, 2000.

2. Easements/Agreements:

a) A copy of all recorded easements pertaining to the property shall be provided to the City of Redmond.

- 1 b) Easements shall be provided for all water, sewer and stormwater improvements  
2 (both public and private) as required in the design requirements. Off-site  
3 easements needed to execute the proposed improvements must be recorded prior  
4 to construction drawing approval. On-site easements must be recorded prior to  
5 the improvements being placed into operation.  
6  
7 c) Native Growth and Protection Easement(s) (NGPE) shall be required for this  
8 site. The specific wording of the NGPE is subject to review and approval by the  
9 City.  
10  
11 d) Any required landscape irrigation in the City of Redmond right-of-way  
12 necessitates the execution of a Hold-Harmless Agreement and submittal of as-  
13 built construction plans to the City.  
14

15 3. Bonds and Performance Guarantees:

- 16 a) A performance guarantee shall be provided in a form acceptable to the City for  
17 street, water, sewer and storm water improvements. An acceptable performance  
18 guarantee includes a performance bond, irrevocable letter of credit, or cash. (In  
19 some unusual circumstances assignment of loan proceeds may be acceptable.)  
20 The amount of the bond shall be 125% of the estimated cost. Only City of  
21 Redmond security forms are acceptable. The performance guarantee will not be  
22 released until letter from the Director of Public Works advises the developer  
23 that all conditions of approval have been met. Circumstances that require  
24 performance guarantee are as follows:  
25 ■ Subdivision:  
26 i) The street and utility improvements within existing and new street right-  
27 of-way.  
28 ii) Off-site storm drainage, water and sanitary sewer installation.  
29  
30 b. A maintenance guarantee shall be provided for all water, sewer, storm water and  
street improvements to be owned and operated by the City. Period of guarantee

shall be 1 year from acceptance of all improvements by the City. (The City has authority to require a longer period where circumstances warrant.)

- c. A cash deposit (refundable cash bond) shall be posted at the time of posting the performance guarantee to ensure the completion of the Record Drawing set. The minimum amount shall be \$5,000.00, or as determined by the Engineering Division. The deposit for sets having a large number of sheets shall be established at \$1,000.00 per sheet, not to exceed \$25,000.00.

4. RECORD DRAWING REQUIREMENTS (Oct. 2000 Version)

One of the important steps upon the completion of construction improvements in the City of Redmond is a submittal of Record Drawings. The drawings are important assets to the City as well to its residents and customers. They are used for many purposes, ranging from indicating what was actually constructed in the field to helping locate facilities during emergency situations.

- a) *What items shall be included?:* Record drawings will show accurate locations of storm, sewer, water mains and other water appurtenances, structures, conduits, power poles, light standards, vaults, width of streets, sidewalks, landscaping areas, building footprints, channelization and pavement markings, property lines, easements, etc.
- b) *What are the accuracy requirements?:* The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments. The following is a partial list of the construction items and tolerance limits to be incorporated into the Record Drawings. Other items and tolerances shall be required depending on the type of improvements constructed.
- Surveyed Sewer and Storm water elevations..... +/- 0.01'  
Includes pipe invert elevations, top of castings (manholes, inlets, etc.)
  - Surveyed Water elevations..... +/- 0.25'
  - Horizontal and vertical alignment..... +/-0.1'

1 c) *What is required from you?:* The Record Drawing delivery shall be in electronic  
2 as well as in hard copy format. Each drawing, except for the Digital file, shall  
3 bear the P.E./P.L.S. Stamp, Signature and Date and be reproduced on the  
4 following media:

5 Preliminary Submittal:

- 6 • Two sets of full size prints.
- 7 • Digital files with drawing/layer documentation.

8 Final Submittal:

- 9 • Full size PHOTOGRAPHIC MYLAR Sepia or Xerox mylars will not be  
10 accepted.
- 11 • 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
- 12 • 8-1/2"x11" PHOTOGRAPHIC NEGATIVE
- 13 • Three sets of full size PRINTS.
- 14 • Digital files with drawing/layer documentation.

15  
16 d) *How does the Preliminary Record Drawing Submittal and Review Process*  
17 *work?:* Upon completion of improvements and prior to project acceptance,  
18 Record Drawings in digital and hard copy format shall be submitted for review  
19 and approval.

- 20 • Submit 1 digital copy and 2 hard copy sets for review to Engineering  
21 Division, 3rd Floor, City Hall, Please call (425) 556-2735 if you have any  
22 questions.
- 23 • If review of the preliminary Record drawings reveals errors and/or  
24 omissions, the digital files and drawings (redlines copies) will be returned to  
25 the Engineer/Surveyor for corrections. The Engineer/Surveyor shall make  
26 all corrections in the digital copy of the original construction plans and re-  
27 plot the hard copy. Please resubmit the digital files, two revised plans sets  
28 derived from the revised digital files and redlines for re-review. Upon  
29 approval of preliminary record drawings, the Engineer/Surveyor will be  
30

1 notified by the Public Works, Engineering department to proceed with the  
2 "Final Submittal".

3  
4 e) *Who should approve the final drawings before submitting it to the City?:* The  
5 final drawings shall be prepared and stamped by a Professional Engineer and/or  
6 Professional Land Surveyor currently licensed in the State of Washington  
7 verifying that all improvements have been built in accordance with the approved  
8 construction plans and that all changes will be accurately noted in the digital file  
9 on the appropriate plan sheets and detailed drawings. The hard copy submittal  
10 derived from the digital file shall reflect these changes.

11 f) *What should the electronic delivery include?*

- 12 • All sheets of the original digital construction plans with noted construction  
13 changes. The construction contractor and/or design consultant shall record  
14 all field changes and any existing utilities encountered during construction.
- 15 • All Record Drawing changes will be made in the digital format.
- 16 • Changes to text: invert elevations, dimensions, notes, etc. will be lined out  
17 with the Record Drawing text placed above it. Do not alter, modify or erase  
18 original approved design text.
- 19 • Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be  
20 moved to reflect their accurate surveyed locations.
- 21 • An overall digital site plan.
- 22 • A detailed digital and/or hard copy list of drawing files with the  
23 corresponding layers/levels and their contents will be included with the  
24 digital drawing file. The list shall include but not be limited to: Digital File  
25 names, Drawing names (logical), Level number/Layer name and  
26 Level/Layer description.

27  
28 g) *Do Record Drawing changes need to be made in the Original Digital*  
29 *Construction Drawing?:* Yes, all changes need to be made to the original City  
30 Approved digital Construction files and then re-plotted to create the hard copy



1                   submittal. Digital Record Drawings created from anything other than the digital  
2                   construction drawings will not be accepted. Hand drafted changes to Mylar or  
3                   paper copy submittals will not be accepted.  
4

5                   h) *What format should the electronic delivery be in?*

- 6                   • Digital files shall be provided in a version of MicroStation ".DGN"  
7                   (preferred), or AutoCAD (". DWG" format) deemed acceptable by the City.  
8                   All support files required to display or plot the files in the same manner as  
9                   they were developed shall be delivered along with these files. These files  
10                  include but are not limited to (MicroStation) Customized Line Styles  
11                  libraries, Cell Libraries, Font Libraries, Pen Tables and Referenced Files,  
12                  (AutoCAD) Block Libraries, Font Files, Menu Files, Plotter Setup and  
13                  Referenced Files. Do not include P.E./P.L.S. stamps, signature and border  
14                  files. Scanned hard copy drawings using raster to vector conversions will  
15                  not be acceptable digital format.
- 16               • The files will be submitted on a recordable compact disc (preferred) or MS-  
17               DOS formatted 3.5" floppy disk(s). Each disc will be labeled with the  
18               project name and the name of the company that prepared them.
- 19               • The drawing will be at full scale. Microstation working units will be set to  
20               1:1000 with Master units set to "ft" for site plans; The drawing will be  
21               accurately located in state plane coordinates using NAD-83-91 survey  
22               control and tied to any 2 City of Redmond Horizontal Control Monuments.

23  
24                  i) *What should the hard copy delivery include?*

- 25               • Three sets of prints derived from the Record drawing digital file will include  
26               the Stamp, Signature and Date of the Professional Engineer or Professional  
27               Land Surveyor that prepared the Record drawing document.
- 28               • Record drawing submittals are to include all sheets of original city approved  
29               construction drawings except TЕСP and City Standard Details, i.e.: Title  
30

sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific  
Details.

j) *Who do you contact if you have additional questions?:* Please call the Public  
Works Engineering Division (425) 556-2735 if you have any questions.

k) *Where do you submit your Record Drawings?*

Public Works Engineering Division  
3<sup>rd</sup> floor Redmond City Hall  
15670 N.E. 85<sup>th</sup> Street  
Redmond, WA 98073-9710

E. Construction Requirements:

- 1) Installation of all street and utility improvements shall be to City of Redmond standards.
- 2) Prior to construction a pre-construction conference shall be held with the City.
  - A minimum of one (1) week of advance notice is required to arrange this meeting.
  - Construction drawing approval and print distribution to the Construction Engineering Division must occur before the pre-construction conference is scheduled.
- 3) Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No work is permitted on Sunday. This shall apply to plat construction improvements (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's Noise Control shall have mufflers.
- 4) Haul Routes:

- a) The applicant is required to complete and submit a construction hauling form to the City of Redmond to calculate any haul fees for this development. Please contact Steve Rountree at (425) 556-2877 to obtain a copy of this form.
- b) Trucks hauling to and from the project site shall use Redmond-Woodinville Road (SR 202) as their access point.
- c) Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m. On Saturdays, hauling may be continuous between 9 a.m. -10 p.m. as long as it is in compliance with the City's noise ordinance.
- d) Traffic control shall be provided, subject to the approval of the Transportation Division and the Police Department.
- e) The applicant shall provide street sweeping at all times during hauling.
- f) The applicant shall repair and/or replace any traffic markings (i.e., buttons, arrows, etc.) damaged during the hauling operations.
- g) The Public Works Director shall retain the authority to stop or reroute hauling or change hours of hauling if operating times are unsatisfactory or inclement weather adversely affects City facilities.
- e) Construction activities may be limited or suspended during the rainy season (October 1 – April 30).

### III. UTILITIES

#### A. WATER SERVICE

1. Water service will require a developer extension of the City of Redmond water system as follows:

The existing 8-inch diameter water main in Redmond-Woodinville Road shall be replaced with 12-inch diameter ductile iron water main from NE 109<sup>th</sup> Street south to approximately 190 lineal feet north of the Puget Power easement where a proposed 12-inch tee to the west is shown on the drawings submitted by Peterson Consulting Engineers. The multi-family area shown on the submitted plans will be served through a looped 12-inch diameter ductile iron grid sized to meet the 3,500 gallons per minute (gpm) fire flow requirements. The remainder of the single-family development shall be served through 8-inch diameter ductile iron water mains as shown on the drawings submitted by Peterson Consulting Engineers. Additionally, approximately 180 lineal feet of 12-inch diameter ductile iron water main shall be installed in NE 116<sup>th</sup> Street from an existing 12-inch by 6-inch tee feeding a fire hydrant north of NE 116<sup>th</sup> Street 45-feet east of 159<sup>th</sup> Avenue NE east to a second 12-inch by 6-inch tee feeding a fire hydrant south of NE 116<sup>th</sup> Street. This 180 lineal feet of 12-inch is required to meet the 3,500-gpm fire flow demand. Water main easements shall be 20-feet in width with the water main centered in the easement.

(The water main location shown on the site plan may not conform to City standard locations. Revisions to comply with City standard locations may be required.)

2. Water service will require the installation of water meters to be connected to the new 12-inch or 8-inch diameter water mains constructed throughout the project, reference the drawings submitted by Peterson Consulting Engineers.

#### B. SEWER SERVICE

1. Sewer service will require a developer extension of the City of Redmond sewer system as follows:

A new 8-inch diameter sanitary sewer gravity collection system shall be constructed throughout the proposed development to provide service for each new dwelling constructed. The sanitary sewers shall be constructed within the City of Redmond rights-of-way or in 20-foot wide easements dedicated to the City.

(The sewer main location shown on the site plan may not conform to City standard location. Revisions to comply with City standard locations may be required.)

2. Vehicular access to all new and existing manholes shall be provided. The access easement shall be a minimum of 20-feet in width with asphalt concrete surfacing. Alternative surfacing may be approved by the City depending upon the location. If access passes through fencing then 14-foot minimum width gates shall be provided. The plat or easement document shall (1) show and dedicate the 20-foot access easement, (2) have covenants advising property owners of their obligation to maintain the availability of the access by providing gates and not obstructing the access, and (3) that the property owners maintain, repair and replace the access surfacing as needed. One manhole called out as SSMH "B" downstream of Tract AA is exempt from the vehicular access requirement stated earlier in this paragraph.

3. Sewer service will be provided by constructing side sewers from the new dwellings to the mains in the streets. Homes that are downhill from the sanitary sewer main may require grinder pumps. Lots set up to have grinder pumps shall be minimized and noted on the construction drawings. Grinder pump force mains when installed shall connect to manholes or cleanouts in such a manner that the discharge to the sanitary main will be by gravity, force mains shall not discharge directly into the sanitary main.

#### C. DEVELOPER EXTENSION ADMINISTRATIVE REQUIREMENTS WATER AND SEWER

1           1. Construction Drawings.

2           Construction drawings for water and sewer improvements shall be prepared in  
3           accordance with the Design Requirements for Water and Sewer System  
4           Extensions prepared by the Utilities Division of the Department of Public Works.  
5           A plan review fee shall be paid to the water and sewer utility prior to construction  
6           drawing review. An inspection fee shall be paid to the water and sewer utility  
7           prior to construction drawing approval. Contact this utility at 556-2840 for  
8           further information on fees and amounts.

9           2. Easements.

10           Easements shall be provided for all water and sewer improvements as required in  
11           the design requirements. Offsite easements must be recorded prior to construction  
12           drawing approval. Onsite easements must be recorded prior to the improvements  
13           being placed into operation.

14           3. Agency Approvals.

15           Construction drawings for sewer improvements shall be reviewed and approved  
16           by Metro and DOE prior to construction. Construction drawings for water  
17           improvements may need to be reviewed and approved by DSHS prior to  
18           construction.

19           4. Performance Guarantee.

20           A performance guarantee shall be provided in a form acceptable to the City for  
21           sewer and water improvements as follows:

22           a) Plats and short plats:

23           i) All water and sewer improvements within City right-of-way or easement  
24           and any other portion of the improvements as required by the Utility  
25           Division.

26           ii) For any improvements not completed at time of recording of the plat or  
27           short plat.

28           b) Apartments, condominiums and commercial projects:

29           i) All water and sewer improvements in City rights-of-way or easement and  
30           any other portion of the improvements as required by the Utility Division.

            ii) For any improvements not completed at time of issuing meters or permits  
            for occupancy.

            The amount of the performance guarantee shall be established by the City upon  
            review of estimates prepared by the applicant and the guarantee shall be provided  
            prior to plan approval.

            5. Bill of Sale.

A Bill of Sale shall be provided for all water and sewer improvements to be owned and operated by the City.

6. Asset Summary.

A Developer Extension Asset Summary shall be provided for all water and sewer improvements to be owned and operated by the City.

7. Maintenance Guarantee.

A maintenance guarantee shall be provided in a form acceptable to the City for all water and sewer improvements to be owned and operated by the City. Period of guarantee shall be 1 year from acceptance of all improvements by the City.

8. As-built Drawings.

As-built utility drawings shall be submitted to the City prior to the improvements being placed in operation.

9. Permit Applications.

Water meter and side sewer permit applications shall be submitted for approval to the Utility Division. Permits and meters will not be issued until all improvements are constructed and administrative requirements are complete. Requests to install water meters or construct side sewers prior to completion of all water and sewer improvements and administrative requirements will only be approved on a case by case basis after review of the project specifics. Various additional guarantees or requirements may be imposed as determined by the Utilities Division for issuance of meters and permits prior to improvements or administrative requirements being completed.

D. MISCELLANEOUS REQUIREMENTS - WATER AND SEWER

Backflow Preventors.

Backflow preventors shall be used in the water supply system in accordance with City, State and Federal requirements.

E. FEES

Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Connection fees are at the rate in effect when water meter and side sewer permits are issued. Contact the Utility Division of the Public Works Department to obtain an estimate of the fees that will apply.

All reimbursement fees shall be paid prior to sale of water and side sewer permits. Reimbursement fee may be required prior to plat or short plat recording.

IV. CLEARING/GRADING AND STORMWATER MANAGEMENT

A. Design Requirements to be Completed Prior to Permit

1. Stormwater management and conveyance systems must be provided for the subject site. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond CLEARING, GRADING AND STORMWATER MANAGEMENT Technical Notebook. Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the Redmond Technical Notebook.
2. Down spouts, footing drains, etc., shall be shown to connect to a piped system. No splash blocks are allowed.
3. Place public stormwater facilities in City of Redmond easements. Stormwater pipes in private roadways shall be centered within a 20-foot wide City of Redmond easement. Public stormwater treatment facilities are to be placed in public easements.
4. In accordance with the opinions of both the project geotechnical engineer and the geotechnical peer reviewer; The owner shall retain a qualified geotechnical engineering firm to review and comment on the earthwork and drainage design of the project roads. Further, the geotechnical engineer shall observe and verify that road construction meets the intent of the design and the engineer's design recommendations.
5. Fit catchbasins in the R6C Parcel which drain to the public stormsewer trunkline with tee-type oil/water separators. The private stormsewer trunkline shall connect to the public system through an API oil/water separator.
6. **For Lots 100 through 104, the applicant shall shift lot infiltration systems up slope to lay adjacent to the outer perimeter of the 5-foot tree dripline buffer or provide an evaluation by a certified arborist which demonstrates that the proposed construction will not reduce the long-term viability of the protected trees as provided by RCDG 20D.80.20-070(3)(g)(iv).**
7. The stream buffer along the upper reach of Stream J (within Tract C) should be 50' in width. The proposed buffer enhancement on the lower reach of stream J within lot 51: plan sheets should refer to planting plans by Talasaea. A wood rail fence should be installed along the buffer boundary; and, the stream, wetland and buffer should be placed in an NGPE meeting the requirements of item 8.
8. All NGPE's or open space tracts created to protect sensitive areas containing streams and their buffers (including Tracts C, D and H, as well as the NGPE to be established around stream J across lot 51; shall provide expressed permission for access by the City in order to enhance the streams in the future as necessary. These

provisions should include three basic items: the easement should be specifically granted to the City of Redmond; easements should be established for the "preservation of vegetation, topography and stream protection"; and, the City should be provided the expressed right to install and maintain storm drainage lines, structures and other facilities. The wording can be worked out during construction plans preparation (with the City attorney's review).

9. The southern portion of the R-6 area to be placed in a NGPE (proposed Tract H) should be illustrated consistently on all sheets. This NGPE, and others on the site, should be defined and protected with a wood rail fence or its equivalent.

10. The proposed NGPE's on lot 51 and 52 should include both the sensitive areas and their buffers. The NGPE's should be defined and protected with a wood rail fence or its equivalent.

**B. Fees to be Paid Prior to Permit**

1. Fees must be paid for construction drawing review and for construction inspection.
2. Based upon the plans presented, the construction drawing review fee is estimated to be \$4,182.30. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If adjustments result in a final figure less than the deposit, the overpayment may be credited against the subsequent fee below or will be refunded.
3. A construction inspection fee equal to the final construction drawing review fee is due and payable at the time a permit is issued.
4. Based upon the current estimate, the total storm water review and inspection fees for this project will be approximately \$ 8,364.60. Crediting you with the initial deposit of \$ 260, the amount due is \$ 8,104.60.

**C. Miscellaneous**

1. A copy of the Technical Committee conditions of approval letter (this letter) must accompany all Storm drainage/Stormwater Management plan submittals.
2. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).



3. Two complete copies of plans, computations, and studies are required for a complete submittal. Only complete submittals will be accepted for review.
4. Stencil all on site storm drainage inlets with "DUMP NO WASTE DRAINS TO STREAM". Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.
5. Trees are not allowed within 8 feet of storm systems.
6. Drainage report shall include a backwater analysis for storm drain trunk lines.
7. Bill of sale and asset summary shall be provided for all storm drainage improvements to be owned and operated by the City.

V. FIRE PROTECTION

A. EMERGENCY VEHICLE ACCESS ROADWAY REQUIREMENTS

1. Emergency vehicle access roadways provided shall be per the Redmond Fire Department Design and Construction Guide and City Standards.
2. Fire lanes are required to be marked per the Redmond Fire Department Standards. Fire lanes identified through site plan review shall be included on the final civil drawings. Additional fire lanes or marking may be required anytime during the life of the development upon evaluation by and direction of the Fire Marshal.
3. Turnarounds shall be per the Redmond Fire Department Design and Construction Guide and the City of Redmond standards.

B. ADDRESSING

1. One or more address signs per the Redmond Fire Department Design and Construction Guide are required.
2. Building units or suites shall be clearly differentiated in an ordered and sequential manner per RFD and RBD Standards and identified per floor where applicable.

1  
2 3. Temporary signs shall be used at the job site as soon as construction begins.  
3 Numerals shall be high contrast in color, face the street fronting the property, and  
4 be a minimum 6" high.  
5

6 3. Both public and/or private streets, avenues or portions thereof shall have  
7 appropriate number designations. Name designations shall not be used. Numbers  
8 shall be designated by the Fire Marshal.  
9

10 C. CITY APPROVED FIRE ALARM SYSTEM  
11

12 1. An approved fire alarm system per the Redmond Fire Department Design and  
13 Construction Guide is required for sprinklered multifamily units. A permit must be  
14 obtained prior to work beginning.  
15

16 2. Single station smoke detection is required in all residential occupancies.  
17

18 D. CITY APPROVED SPRINKLER SYSTEM  
19

20 1. Approved fire sprinkler systems are indicated for all units west of 160<sup>th</sup> Ave NE  
21 and The multifamily buildings east of 160<sup>th</sup> Ave NE. They shall be designed per  
22 Redmond Fire Department Standards. A permit must be obtained prior to work  
23 beginning.  
24

25 2. All underground sprinkler supply piping, water mains, and hydrants shall be  
26 included on civil drawings and shall be approved by the water supplier and the  
27 Redmond Fire Department.  
28

29 3. Department of Health approved back flow prevention is required. Indicate on civil  
30 plan submittal whether this will be installed inside the building or outside the

1 building in a vault. This assembly shall be tested by a certified backflow assembly  
2 tester. After a satisfactory test is completed, backflow assembly test form shall be  
3 submitted to the Redmond Fire Department prior to acceptance of the related job.  
4

- 5 4. A dedicated riser room with direct exterior access shall be provided in an approved  
6 location for the multifamily buildings. Indicate on civil plan submittal the proposed  
7 location of this room and the access door on your submittal.  
8

9 E. VALID CONTRACTS ARE REQUIRED FOR FIRE PROTECTION SYSTEMS  
10

11 A valid contract with a "prime contractor" and certificated systems are required for  
12 multifamily buildings. Contracts shall include:  
13

- 14 1. Monitoring by an approved central station.  
15  
16 2. Regular, scheduled inspection and maintenance, and emergency repair service  
17 (upon direction of Fire Department personnel and without being contingent upon  
18 other approval); all per Redmond Fire Department Standards.  
19

20 F. KNOX BOX  
21

22 One or more "Knox" key boxes installed per the Redmond Fire Department Design and  
23 Construction Guide are required for each multifamily building. Contact the Redmond  
24 Fire Department for purchase information.  
25  
26  
27

28 G. WATER SUPPLY & HYDRANTS  
29  
30

1. Final hydrant and Fire Department Connections (F.D.C.) locations and water mains including type and size must be shown on the civil drawings and approved by the water purveyor and Fire Marshal. Commercial underground sprinkler supply shall not be less than 6" D.I. pipe. Three and four plexes shall have a minimum 4" D.I. pipe supply.
2. Hydrants must be in place and serviceable prior to the delivery, use, or storage of combustible building materials.
3. Hydrants shall be no closer than 12'0" to a carport, garage, or dumpsters. Planter islands or peninsulas for hydrants require a minimum diameter of 8 feet. Four feet is to be maintained between face of curbs and fire protection equipment and between hydrants, F.D.C.s, and Post Indicator Valves (P.I.V.). F.D.C.'s and P.I.V's shall be located adjacent to a hydrant.
4. F.D.C.'s shall terminate in a vault or riser room. The check valve must be accessible.

H. Other

1. Bollards are required around natural gas meters if the driving surface is within 20 feet. Placement shall be per Redmond Fire Department standards.
2. Commercial dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within five feet of combustible walls, openings, or combustible roof eave lines. EXCEPTION: Areas containing dumpsters or containers protected by an approved automatic sprinkler system.
3. This development will be assessed impact fees per the adopted fee schedule.

NOTE: ADDITIONAL REQUIREMENTS MAY BE SET ON REVIEW OF THE ARCHITECTURAL, CIVIL, FIRE SPRINKLER, FIRE ALARM PLANS OR RECEIPT OF NEW INFORMATION.